



## 5 Beds, Detached, Freehold, £650,000

### Channel View

3EA - Three Estate Agents are delighted to offer to the market this rare opportunity to purchase a well presented, detached, five bedroom property in the seaside village of Ogmores by Sea.

### Features

- FIVE DOUBLE BEDROOMS
- SEA VIEWS / WALK TO BEACH
- TWO ENSUITES
- FAMILY BATHROOM
- THREE RECEPTIONS
- DOUBLE GARAGE
- UTILITY

3EA â Three Estate Agents are delighted to offer to the market this opportunity to purchase a well presented, spacious executive five bedroom detached home with panoramic sea and sunset views in the seaside village of Ogmores by Sea.

The property briefly consists of a spacious hallway leading to all rooms with an understairs storage area. There is a roomy lounge with patio doors to one of the rear garden patios. The separate dining room has wide sea views out over the Tusker Rock from the front bay window.

The large modern kitchen/family room has ceramic tiles to floor, integrated fridge freezer and dishwasher, a 6-ring gas hob with extractor hood and an electric double oven. There is a central island with a granite worktop and a glazed recessed area creating an excellent dining area with French-doors out to the main rear patio area. The utility room is accessed off the kitchen and has a stainless-steel basin, spaces for white goods and the housing for the Ideal Logic gas boiler.

Finally on the ground floor there is a good-sized study with that also enjoys a sea view and a cloak room with laminate flooring.

To the first floor there is a generous landing providing access to the five double bedrooms and a large airing cupboard. The master bedroom benefits from built in wardrobes and French Doors opening to the Juliette Balcony with far reaching sea views and an en-suite with cushioned flooring walk-in shower a bath.

Bedroom 2 also benefits from an en-suite shower room. Two of the bedrooms are being used as a TV lounge and an art room, both rooms benefit from excellent sea views. There is also a family bathroom with cushioned flooring and separate walk-in shower and bath. The prop









| Score | Energy rating | Current       | Potential     |
|-------|---------------|---------------|---------------|
| 92+   | <b>A</b>      |               | 92   <b>A</b> |
| 81-91 | <b>B</b>      | 85   <b>B</b> |               |
| 69-80 | <b>C</b>      |               |               |
| 55-68 | <b>D</b>      |               |               |
| 39-54 | <b>E</b>      |               |               |
| 21-38 | <b>F</b>      |               |               |
| 1-20  | <b>G</b>      |               |               |

